

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/80 HENRY STREET KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/60 HENRY STREET KENSINGTON VIC 3031	\$652,000	01-Apr-25
8/37 KENSINGTON ROAD KENSINGTON VIC 3031	\$634,000	10-Apr-25
107/465 MACAULAY ROAD KENSINGTON VIC 3031	\$650,000	26-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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**7/60 HENRY STREET KENSINGTON
VIC 3031**

Sold Price

\$652,000

Sold Date

01-Apr-25

2

2

1

Distance

0.06km



**8/37 KENSINGTON ROAD
KENSINGTON VIC 3031**

Sold Price

\$634,000

Sold Date

10-Apr-25

2

1

1

Distance

0.09km



**107/465 MACAULAY ROAD
KENSINGTON VIC 3031**

Sold Price

\$650,000

Sold Date

26-Jan-25

2

1

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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